



**AGENDA  
REGULAR CITY COUNCIL  
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas



Thursday ~ April 7, 2016 at 7:00 PM

**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette (Mayor Pro Tem)**  
**Place 2 – Michelle Stephenson**  
**Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese**  
**Place 5 – Jeff Seiler**  
**Place 6 – Troy Hill**  
**City Manager – Kent Cagle**

1. Open meeting, Invocation, Pledges of Allegiance
2. Roll Call
3. Staff Comments:
4. Citizen Comments: Three (3) minutes allowed per speaker  
*Please turn in speaker request form before the meeting begins*
5. Proclamation declaring April 10–16, 2016 as “National Animal Control Appreciation Week” in the City of Leander *Sponsored by Police Chief Greg Minton*
6. Proclamation declaring April 10-16, 2016 as “National Public Safety Telecommunications Week” in the City of Leander *Sponsored by Police Chief Greg Minton*

**CONSENT AGENDA: ACTION**

7. Approval of the minutes: March 17, 2016
8. Second Reading of an Ordinance of the City of Leander granting non-exclusive permit and license for right-of-way sign services to National Sign Plazas; and providing for related matters
9. Second Reading of an Ordinance on Zoning Case # 16-Z-002; amending Ordinance #05-018, the Composite Zoning Ordinance for one lot located at 523 Powell Drive for 6.948 acres, more or less from current zoning of PUD, Planned Unit Development with a base zoning district of MF-1-B, Multi-Family. The applicant is proposing an amendment to the PUD, Planned Unit Development, Leander, Williamson County, Texas
10. License Agreement for the installation and maintenance of irrigation within the Nolan Ranch Road, Myrna Bend, and Carlene Pruett Street rights-of-way within the Stewart Crossing Subdivision
11. License Agreement for the installation and maintenance of irrigation, decorative street lights, and landscaping within Merrill Drive right-of-way within the Leander Crossing Subdivision

**PUBLIC HEARING: ACTION**

12. **Public Hearing** on Zoning Case 15-Z-033: Consider a zoning change of two parcels of land generally located approximately 270 ft. south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass from interim zoning SFR-1-B, Single Family Rural with the remaining portion of the property in the ETJ to SFR-2-A, Single Family Rural, SFT-2-B, Single Family Townhome, LC-2-B, Local Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas  
*Applicant: Danny Martin, P.E. on behalf of J.L. Development, Inc. John Lloyd*

**Action:** on Zoning Case 15-Z-033: amending Ordinance 05-018, the Composite Zoning Ordinance for two parcels of land generally located approximately 270 ft. south from the southwest corner of the intersection of Great Owl Pass and Council Springs Pass from interim zoning SFR-1-B, Single Family Rural with the remaining portion of the property in the ETJ to SFR-2-A, Single Family Rural, SFT-2-B, Single Family Townhome, LC-2-B, Local Commercial and LC-2-A, Local Commercial, Leander, Williamson County, Texas

13. **Public Hearing** on Zoning Case 15-Z-028 & Subdivision Case #15-CP-005: Consider a zoning change and approval of the Devine Lake Concept Plan and PUD zoning for three parcels located at the southwest corner of Bagdad Road and San Gabriel Parkway, for 202.79 acres, more or less, from PUD, Planned Unit Development, GC-3-B, General Commercial and GC-3-C, General Commercial to PUD, Planned Unit Development with base zoning districts of SFU-2-A, Single Family Urban, SFC-2-A, Single Family Compact, SFL-2-A, Single Family Limited, GC-2-A, General Commercial and MF-2-A, Multi Family, Leander, Williamson County, Texas

*Applicant: Mark Baker on behalf of Sixth Street Capital Investors LP and Devine Land Investments, LLC*

**Action:** on Zoning Case 15-Z-028 & Subdivision Case #15-CP-005: amending Ordinance 05-018, the Composite Zoning Ordinance for three parcels located at the southwest corner of Bagdad Road and San Gabriel Parkway, for 202.79 acres, more or less, from PUD, Planned Unit Development, GC-3-B, General Commercial and GC-3-C, General Commercial to PUD, Planned Unit Development with base zoning districts of SFU-2-A, Single Family Urban, SFC-2-A, Single Family Compact, SFL-2-A, Single Family Limited, GC-2-A, General Commercial and MF-2-A, Multi Family, Leander, Williamson County, Texas

14. **Public Hearing** on Subdivision Case #15-CP-006: Consider Valley Vista Concept Plan, for 67.7 acres, more or less, located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd. on the west side of Ronald Reagan Blvd., Leander, Williamson County, Texas

**Action** on Subdivision Case #15-CP-006: Consider Valley Vista Concept Plan, for 67.7 acres, more or less, located ½ mile north from the northwest corner of the intersection of CR 274 and Ronald Reagan Blvd. on the west side of Ronald Reagan Blvd., Leander, Williamson County, Texas

## REGULAR AGENDA

15. First Reading of an Ordinance on Area A: Annexation of all that certain parcel or tract of land containing 56.09 acres, more or less, located in Travis County, Texas, generally located north of RM 1431, and either side of Vista Rock Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
16. First Reading of an Ordinance on Area B: Annexation of all that certain parcel or tract of land containing 6.34 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of W San Gabriel Pkwy. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
17. First Reading of an Ordinance on Area C: Annexation of all that certain parcel or tract of land containing 288.22 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, west of County Road 279 / Bagdad Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
18. First Reading of an Ordinance on Area D: Annexation of all that certain parcel or tract of land containing 187.06 acres, more or less, located in Williamson County, Texas, generally located south of County Road 280, east of the Mesa Vista Estates subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
19. First Reading of an Ordinance on Area E: Annexation of all that certain parcel or tract of land containing 62.69 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, west of the Greatwood subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

20. First Reading of an Ordinance on Area F: Annexation of all that certain parcel or tract of land containing 412.58 acres, more or less, located in Williamson County, Texas, generally located either side of CR 279 / Bagdad Rd, north of County Road 280, south of County Road 281 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
21. First Reading of an Ordinance on Area G: Annexation of all that certain parcel or tract of land containing 31.08 acres, more or less, located in Williamson County, Texas, and generally located east of Oak Grove Rd, north of Heritage Grove Rd. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
22. First Reading of an Ordinance on Area H: Annexation of all that certain parcel or tract of land containing 3.72 acres, more or less, located in Williamson County, Texas, and generally located west of US 183, east of County Road 276, south of the High Gabriel West subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
23. First Reading of an Ordinance on Area I: Annexation of all that certain parcel or tract of land containing 188.43 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, west of Ronald W Reagan Blvd, either side of Kaufmann Loop, north and west of County Road 267 including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
24. First Reading of an Ordinance on Area J: Annexation of all that certain parcel or tract of land containing 27.37 acres, more or less, located in Williamson County, Texas, and generally located south of W State Highway 29, east of Ronald W Reagan Blvd, north of County Road 268. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
25. First Reading of an Ordinance on Area K: Annexation of all that certain parcel or tract of land containing 64.18 acres, more or less, located in Williamson County, Texas, and generally located either side of County Road 270, south of E. San Gabriel Pkwy, north of Hero Way. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
26. First Reading of an Ordinance on Area L: Annexation of all that certain parcel or tract of land containing 106.26 acres, more or less, located in Williamson County, Texas, and generally located north of Hero Way, east of County Road 270, west of Ronald W Reagan Blvd, south and west of the Palmera Ridge subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
27. First Reading of an Ordinance on Area M: Annexation of all that certain parcel or tract of land containing 146.15 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of the South Fork of the San Gabriel River, north of the Reagans Overlook subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
28. First Reading of an Ordinance on Area N: Annexation of all that certain parcel or tract of land containing 239.55 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, north of RM 2243, south of the Reagans Overlook subdivision. including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters

29. First Reading of an Ordinance on Area O: Annexation of all those certain three parcels or tracts of land containing a total of 84.88 acres, more or less, located in Williamson County, Texas, and generally located east of Ronald W Reagan Blvd, south of County Road 176, north of Journey Pkwy, either side of County Road 175, west and north of the Parkside at Mayfield Ranch subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
30. First Reading of an Ordinance on Area P: Annexation of all that certain parcel or tract of land containing 98.42 acres, more or less, located in Williamson County, Texas, and generally located south of Journey Pkwy, north of the Stonehurst subdivision, either side of County Road 175, north of the Williamson County Regional Park, south of the Trails at Shady Oak / Borho subdivision including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
31. First Reading of an Ordinance on Area 1: Annexation of all that certain parcel or tract of land containing 1.55 acres, more or less, located in Williamson County, Texas, generally located north of County Road 280, east of the Greatwood subdivision, being generally known as the CR 280 Elevated Storage Tank site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
32. First Reading of an Ordinance on Area 2: Annexation of all that certain parcel or tract of land containing 43.18 acres, more or less, located in Williamson County, Texas, generally located east of US 183, north of the South Fork of the San Gabriel River, being generally known as the San Gabriel River Park site, being wholly owned by the City of Leander including the abutting streets, roadways, and rights-of-way; and adjacent and contiguous to the city limits; and providing open meetings and other related matters
33. Consider Annexation Development Agreements under Section 43.035, Texas Local Government Code between the City of Leander and each of the following property owners:
  - a. Stagliano Family Trust
  - b. Page, Jeffrey and Russell Andrus
  - c. Simpson, Peggy Borho
34. Consider the second amendment to the Oak Creek TIRZ Development and Reimbursement Agreement and the second amendment to the Oak Creek Public Improvement District Financing Agreement
35. Consider the second addendum to the Village at Leander Station TIRZ Development and Reimbursement Agreement
36. Consider an ordinance of the City of Leander, Texas amending the project and financing plan for the Reinvestment Zone Number One to allocate the estimated project costs for the Village at Leander Station project among project categories; providing the estimated time when project costs will be incurred for the Village at Leander Station projects; establishing the Village at Leander station subaccount in the Tax Increment Fund; and providing for related matters
37. Consider 2<sup>nd</sup> Amended and Restated Development Agreement for the Benbrook Ranch Subdivision
38. Consider Award to Water Smart for Behavioral Water Efficiency Software
39. Consider an Ordinance amending section 1.02.003 of Article 1.02, Chapter 1, City of Leander Code of Ordinance to amend requirements related to the payment of fees and other costs by credit card; authorizing the charging of fees to recover costs directly and reasonably incurred in providing access to information or services through the Internet

40. Consider an Ordinance of the City of Leander, Texas amending Ordinance #15-046-00 adopting the Annual Budget of the City of Leander, Texas for Fiscal Year 2015-16
41. Consider amendment to the Interlocal Agreement between the Leander Independent School District and the City of Leander
42. Council Member Closing Statements

<b>EXECUTIVE SESSION</b>
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43. Convene into executive session:
  - a) pursuant to Section 551.072, Texas Government Code, to deliberate the acquisition and value of real property in consideration of the Settlement Agreement for the acquisition of a 5.217 acre tract of land in Travis County from Gary L. Gross and Cathy Gross for the BCRUA Deep Water Intake Project in the amount of \$2,565,000.00
  - b) pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding legal issues related to the Development Agreement for the Gateway Shopping Center and the Sales Tax Rebate Agreement for the Gateway Shopping Center
44. Reconvene into open session to take action as deemed appropriate in the City Council's discretion to Consider:
  - a) the acquisition and value of real property in consideration of the Settlement Agreement for the acquisition of a 5.217 acre tract of land in Travis County from Gary L. Gross and Cathy Gross for the BCRUA Deep Water Intake Project in the amount of \$2,565,000.00
  - b) the Development Agreement for the Gateway Shopping Center and the Sales Tax Rebate Agreement for the Gateway Shopping Center
45. Adjournment

**CERTIFICATION**

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves The right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations Or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 1<sup>st</sup> day of April, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
Debbie Haile, TRMC, City Secretary